

## **MINUTES**

**Tuesday, January 23, 2007**

Mrs. Patricia Romeo, Chairperson, called the Tuesday, January 23, 2007 meeting of the Community Planning Commission to order at 7:37p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

### **MEMBERS**

**PRESENT:** Patricia Romeo, Chairperson  
Shep Spear, Vice Chairperson  
Christopher B. Hayden, Clerk  
Neal Rooney  
Warren Pearce

### **STAFF**

**PRESENT:** Heidi Griffin, Planning Administrator  
Debra Savarese, Administrative Assistant

**Minutes**

Mr. Hayden moved, seconded by Mr. Spear and voted 5-0:

that the Community Planning Commission vote to accept the minutes of January 9, 2007 as amended.

Mr. Hayden moved, seconded by Mr. Spear and voted 5-0:

that the Community Planning Commission vote to accept the Executive Session minutes of January 9, 2007 as written.

**327 Main Street – Site Plan Review**

Mrs. Griffin stated that a Certificate of Approval has been drafted. She would like to know if the Community Planning Commission would require a bond for this proposal.

The Community Planning Commission's consensus is that a bond of \$1,500.00 should be held.

Mr. Hayden moved, seconded by Mr. Rooney and voted 5-0:

that the Community Planning Commission vote to **APPROVE** the plan entitled, "Site Plan, 327 Main Street, North Reading, Massachusetts"; dated November 14, 2006; revised October 30, 2006; drawn by O'Neill Associates. Notice of Condition being modified this evening.

**72 Main Street – Walmart – Discussion**

Mrs. Romeo stated that she has received information from a concerned citizen. She stated that tractor trailers and RV's are parking in the front area of the parking lot of Walmart.

Mr. Pearce stated that across the country, Walmart has offered what would be considered a "safe haven" for tractor trailers and RV's, at no charge. He does not believe that asking Walmart to stop this gesture would not be in the best interest of the town.

Mrs. Romeo stated that the Community Planning Commission has worked hard to make Main Street a more aesthetic area.

Mr. Pearce stated that a letter should be sent to Walmart asking them if there is another area that the vehicles could park that would not be seen from Main Street.

**Subdivision Signs**

Mrs. Romeo stated that she read a letter to the editor of the North Reading Transcript stating that the signs being placed at new subdivisions are of mammoth size.

Mr. Pearce stated that the zoning bylaw does not have a requirement for the size of the signs.

Mr. Spear stated that the zoning bylaw should be modified.

Mr. Pearce stated that a condition should be made that after the last lot is released for the subdivision, the sign should be removed.

**Holt Lane – Bond Reduction**

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to establish a new bond in the amount of \$31,500.00 for the Holt Lane Subdivision.

**87 Concord Street – Site Plan Review – P.H. 8:00PM**

Attorney Dan Visalli representing Omnipoint Communications stated that the proposal is to co-locate nine wireless antennas to the existing 188' monopole tower. The fence that is in place needs to be extended to contain their equipment; they will be going in front of the Zoning Board of Appeals to receive an approval.

Sean Reid, Architectural Engineer for Omnipoint Communications stated that there is a significant gap along Route 93 and Concord Street that they would reduce by placing the nine wireless antennas in this area.

Attorney Visalli stated there would be no interference with the Fire Department's radio transmissions. It is a different spectrum of frequency given out by the FCC. He believes that the Conservation Commission's memo is in error. They are not installing another monopole on the site.

Mr. Pearce stated that they may still need to have a determination made by the Conservation Commission.

Attorney Visalli stated that he would check with the Conservation Commission.

Mrs. Griffin stated that she would like to receive approval to send out the information to C-Square Systems for review.

Mr. Hayden moved, seconded by Mr. Spear and voted 5-0:

that the Community Planning Commission vote to continue the public hearing for 87 Concord Street until February 6, 2007 @ 9:00PM.

**High Street Extension – Definitive Subdivision – P.H. 8:30PM**

Mr. Pearce recused himself from the public hearing.

James Kavanaugh of Premier Construction stated that the proposal is for a three lot subdivision on High Street, with one existing home located on Locust Street. A cul-de-sac will be constructed to meet the 40,000 sq. ft. min. lot size and meets the frontage requirements. High Street is a partially paved road, starting at MacArthur Road. High Street will be paved with 21' bituminous pavement, with bituminous curbing. The concerns of the residents is the drainage, they are working with the town engineer to improve the drainage on Locust Street and additional off-site improvements. Underground utilities and one street light are proposed. A fire hydrant will be placed at the end of the cul-de-sac, but the Fire Department has requested that the hydrant be placed at the intersection of High Street and Locust Street to better serve the neighborhood. The Water Department has requested a 3 way gate valve at the intersection of MacArthur Road, which is a standard request, but a 12" is proposed. The Conservation Commission has requested the wetland crossing be reduced, we will take this into consideration.

1. No street trees. There are a significant amount of trees on High Street at this time.
2. No sidewalks. There is limited access and there are no sidewalks located in this area of town.

Mrs. Romeo stated that there seem to be no changes made from the last time this plan was proposed to the Community Planning Commission.

Mr. Hayden stated that item #2 from the asst. planning administrator's memo was bypassed. The frontage being created does not meet the regulations of the bylaw. He will not vote to approve this plan.

James Kavanaugh stated that Town Counsel can grant a waiver.

Mr. Hayden read the Conservation Commission's (1/3/07) memo into the record.

Mrs. Romeo read the Assistant Planning Administrator's (1/12/07) memo into the record.

James Kavanaugh stated that he is willing to do off-site improvements

Mr. Hayden read the Richelda Gonzales, 37 Linwood Avenue (1/16/07) letter into the record.

Lucy DiPinto of 3 Locust Street stated that she is concerned with the drainage and safety of the road.

Richard Foye of 18 Wadsworth Road stated that there is already a tremendous overcrowding in this neighborhood. He is concerned that one of the septic systems being proposed being on his lot line.

John Silvestro of 35 Linwood Avenue asked who will maintain the drain that crosses over the wetlands.

Stephen Breen of 27 Linwood Avenue stated that he is concerned with the drainage.

Mr. Pearce stated that any of the drainage history of the property, is probably moot, the town put in the drain line in the street and it was not done correctly and had to be done again. The quantity of water that goes on this site would be dramatically reduced as a result of the drain being put in.

Joseph Bertulino of 23 Linwood Avenue stated that he never had water in his basement until five years ago. He is concerned with the subdivision causing more property to flow onto his property.

Mr. Hayden moved, seconded by Mr. Rooney and voted 5-0:

that the Community Planning Commission vote to continue the public hearing for High Street Ext, Definitive Subdivision until February 20, 2007 @ 9:00PM.

Mr. Rooney stated that he would like to receive a topographical map and do a site walk before the next scheduled hearing. He is not in favor of a double driveway. He would be in favor of one driveway with a double 18" drain and street lights.

#### **West Village Drive – Definitive Subdivision – cont. P.H. 9:00PM**

Rich Williams of Hayes Engineering stated that they would like remove item #37D (agreement with abutter). The condition states that "any work that is to be completed according to the agreement shall be completed prior to the issuance of a building permit." The timing of this may not work out; the abutter is doing the work in conjunction with replacing her septic system. The timing would be up to the abutter. Maybe a specific amount could be held in the bond.

The Community Planning Commission is in agreement with this change.

Rich Williams stated that they would also like to have item 39A removed. "That the planning staff would review the site and any screening as being reasonably required would be added at the applicant's expense."

Mr. Pearce stated that if anything unreasonable was requested, they could go to the Zoning Board of Appeals.

Rich Williams stated that there is a lot that does not have frontage on the new road and would like this lot not to be included in the Covenant.

WAIVERS:

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

To allow the electrical distribution [street lights, electric and telephone] to be put on the plans after approval but prior to endorsement is GRANTED.

Mr. Hayden moved, seconded by Mr. Spear and voted 5-0:

To allow a reverse curve tangent of less than 150' is GRANTED.

Mr. Hayden moved, seconded by Mr. Rooney and voted 5-0:

So as not to require the applicant to show the highest known watermark contour is GRANTED.

Mr. Hayden moved, seconded by Mr. Rooney and voted 5-0:

So as not to require that the contour line 4' above high watermark be shown is GRANTED.

Mr. Hayden moved, seconded by Mr. Spear and voted 5-0:

To allow less than 3' minimum cover over the drain line is GRANTED.

Mr. Hayden moved, seconded by Mr. Rooney and voted 5-0:

that the Community Planning Commission vote to **APPROVE** the plan entitled "Definitive Plan, West Village Drive, North Reading, Mass"; dated; August 7, 2006; revised October 6, 2006 and December 6, 2006; drawn by Hayes Engineering, Inc. as amended this evening.

ADJOURNMENT AT 10:00PM

Respectfully submitted,

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Christopher B. Hayden, Clerk